

May 1, 2015

Ms. Pam Howard  
City of Westfield  
2728 E 171<sup>st</sup> Street  
Westfield, IN 46074

RE: Westfield Washington School Property  
SWC of 161<sup>st</sup> Street & Spring Mill Road (600' west of intersection)  
Westfield, IN

Ms. Howard,

Please allow this letter to serve as a narrative of our proposed development on the Westfield Washington Schools property. The property is on the SWC corner of 161<sup>st</sup> Street & Spring Mill Road.

On November 14, 2014, Westfield Residential Investors, LLC responded to a request from the school system offering the property for sale. The property is included in the Spring Mill Station Addendum Plan adopted April 21, 2014. In the Overlay Plan, the full SWC was included. The property immediately along 161<sup>st</sup> and Spring Mill Road was contemplated to be mainly retail uses, while the property currently held by the school was intended to be mainly residential. Though separate owners, it was completed the developments would design in concert with one another so that internal roads, amenities worked together.

Our initial steps were to discuss the needs and goals of the adjacent areas. To do so, we held the following meetings.

- 2/4/15 Meeting w/ retail developer along 161<sup>st</sup> & Spring Mill (Mark Zuckerman).
- 2/18/15 Meeting #1 w/ Spring Mill Station Addendum Committee.
- 3/2/15 Meeting w/ Westfield Washington Schools
- 3/2/15 Meeting w/ Shamrock Springs Principal to understand school operations.
- 4/1/15 Meeting #2 w/ Spring Mill Station Addendum Committee.
- 4/15/15 Meeting #3 w/ Spring Mill Station Addendum Committee.
- 4/20/15 Follow up meeting with Westfield Washington Schools

The above timeline is meant to share our background gathering steps as we worked to create a site plan that would be beneficial to both the retail to the east, the school to the west and the existing neighbors to the south and north.

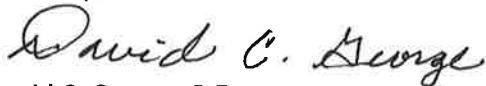
Our proposal is to construct a multi-family residential community that adheres to the Spring Mill Station Overlay Plan. The property is currently open ground within the Shamrock Springs School complex. It is zoned for school use. Our proposal is to create a PUD to allow for residential use. It will also allow for a

retail use at the NE corner of the property. Our proposed plans which accompany this letter provide detail regarding site layout, architecture and amenities. Some of those highlights are listed below. This proposal is solely for the residential parcel; however, the retail parcel is mentioned to show continuity will be achieved at final buildout.

- The site will share a North-South spine road with the adjacent retail property. In addition, the Spring Mill Road drive ties in with the residential tract. This road shows a median which continues onto the residential property.
- The clubhouse is shown at the end of the internal road, which will serve as a focal point from the retail side.
- The NE corner is being held for a neighborhood type retail use. Our goal would be to entice a day care or other type of use to that part of the property.
- There is a trail that continues around both the retail and residential properties. At buildout of both properties, this trail will be over 1 mile in length. There is also a sidewalk network throughout the residential parcel.
- The clubhouse in the center will serve a gathering point for area residents. By doing so, there will be more of an opportunity for walking throughout the site.
- Significant programming will take place at the clubhouse, including a resort style pool, BBQ area and a pet park.
- The architecture uses materials and elements prevalent around the early 1900's as requested in the Spring Mill Station Addendum Plan.
- A mound and significant landscaping will be installed along the southern property line.
- We are most excited about the property to the west of the site. The school has more ground than they require, but also has unmet needs we discovered during our meetings. Our proposal is to create a wetland pond as well as a path around the pond. The pond would be fully fenced for security. Once completed, an outdoor learning area would be constructed at the pond. This is modeled after other similar learning centers. Classes could be held outdoors along with science experiments. By having a path around the pond (outside the fence), a gym class could also be held outside.

Again, our proposal is to build a multi-family residential project on the property currently offered for sale by the Westfield Washington School System. We have worked to understand the needs of the community. We have put together a site plan and elevations that adhere to the Spring Mill Station Addendum plan. We look forward to submitting on May 1<sup>st</sup> and presenting to the upcoming Plan Commission and City Council meetings.

Sincerely,

A handwritten signature in cursive script that reads "David C. George".

David C. George, P.E.

Westfield Residential Investors, Inc.